

STATE OF TEXAS §  
COUNTIES OF ARANSAS §  
SAN PATRICIO AND NUECES §  
CITY OF ARANSAS PASS §

On this the 21<sup>st</sup> day of March, 2006 the Aransas Pass Municipal Development District convened in a Regular Meeting being open to the Public at the regular meeting place thereof in the City Hall and notice of said meeting giving the time, place, date and subject hereof having been posted and prescribed by Chapter 551 of the Texas Government Code with the following attendance to wit constituting a quorum.

ARANSAS PASS MUNICIPAL  
DEVELOPMENT DISTRICT  
PRESENT:

HOPE COMINGORE	Vice President
SHERRI TRINGALI	Secretary
RANDY BOATMAN	Director
NAOMI HANSEN	Director
DON MCTEE	Director
LAURA WELBORN	Director
DON WILLIAMS	Director

ABSENT:	JESSE GALVAN	Director
	JIMMY TURNER	Director

STAFF PRESENT:	DEBRA KELLER	Executive Director/Treasurer
	BARBARA HORMANN	Recording Secretary

STAFF ABSENT: NONE

CITY STAFF PRESENT:	GRETCHEN BLACK	Assistant City Manager
	DARREN GURLEY	Public Works Director

OTHERS PRESENT: Robert Conelly WKMC Architects, Carl Lovett,  
There may have been others that did not sign in.

**ITEM 1.**

**CALL MEETING TO ORDER**

Vice President Comingore called the Meeting to order at 6:40 P.M. on March 21, 2006. Vice President Comingore stated there was a quorum present.

**ITEM 2.**

**APPROVAL OF MINUTES OF REGULAR MEETING OF FEBRUARY 23, 2006**

Secretary Tringali made the motion that the minutes of the regular meeting of February 23, 2006, be approved. Director McTee seconded the motion. Motion carried.

**ITEM 3.**

**CONSIDER AND ACT OF RESIGNATION OF PRESIDENT ROBERT JAYNE**

Secretary Tringali made the motion to regrettably accept the resignation of Mr. Jayne. Mr. Boatman seconded the motion. Motion carried.

**ITEM 4.**

**CONSIDER AND ACT ON APPOINTMENT OF OFFICERS**

Executive Director stated that according to the bylaws, officers are to serve for one-year terms. The Vice President was appointed in February 2005, the Secretary was appointed in July 2005, and the Treasurer was appointed prior to 2005. Therefore, the Board should consider the appointments of the President, Vice President and Treasurer positions. Discussion was held and it was decided to appoint the President, Vice-President, and Treasurer positions now and reappoint all officers in

August after the new appointments to the Board in July. Secretary Tringali made the motion and nominated Don McTee for President. Director Welborn seconded the motion. Motion carried.

Newly appointed President McTee began conducting the meeting at this time.

Director Welborn made the motion to reappoint Hope Comingore for Vice-President. Director Williams seconded the motion. Motion carried.

Secretary Tringali made the motion to reappoint Debra Keller for Treasurer. Director Boatman seconded the motion. Motion carried.

**ITEM 5.**

**CONSIDER AND ACT ON REQUEST FOR APPLICATIONS FOR CANDIDATES FOR THE ARANSAS PASS MUNICIPAL DEVELOPMENT DISTRICT FROM CITY OF ARANSAS PASS**

Executive Director asked Gretchen Black Asst City Manager if the City Council had requested applications for the Board position and she said yes they did at their last meeting. There was no need for action on this item. Executive Director asked the ACM that the applications be forwarded to her prior to their next meeting in order that the Board can make a recommendation to the City Council for the vacant board position.

**ITEM 6.**

**CONSIDER AND ACT ON AUTHORIZED REPRESENTATIVES FOR BANK ACCOUNT ESTABLISHED AT BANK OF AMERICA**

Executive Director explained this is necessary because the President, Secretary and Executive Director/Treasurer are the ones that sign on the bank account and since we have new officers we need to make the changes with the bank accounts. President McTee affirmed that it takes two signatures for each withdrawal and the Executive Director confirmed this to be correct. Vice-President Comingore made the motion to change the signatures on the bank account. Secretary Tringali seconded the motion. Motion carried.

**ITEM 7.**

**CONSIDER AND ACT ON RESOLUTION NO. 2006-013 REVIEWING AND ADOPTING AN ARANSAS PASS MUNICIPAL DEVELOPMENT DISTRICT (APMDD) INVESTMENT POLICY**

Executive Director explained that this policy is required by the Public Funds Investment Act (PFIA) and is to be reviewed and approved annually by the Board. There was only one change to the PFIA, which is an attachment to the District's Investment Policy, and it does not affect the District. Director Williams asked if we could postpone this item since he had not had a chance to review it as he just received it tonight. Secretary Tringali stated that the Board received the policy at the last meeting to review prior to this meeting. It was on the last agenda and was tabled until this meeting. Secretary Tringali made the motion to accept the Investment Policy. Vice President Comingore seconded the motion. Director Williams abstained due to being absent at the last meeting. Motion carried.

**ITEM 8.**

**CONSIDER AND ACT ON APPROVAL OF TRAINING REQUIRED BY PUBLIC FUNDS INVESTMENT ACT FOR TREASURER**

Executive Director stated that in the Board's packet there is information about the Public Funds Investment Training coming up in April and as Investment Officer for the District she has to attend every two years. The last time she attended was August, 2004 and this is at the end of a conference in Austin that she is attending for her job at the Airport.

Therefore the only other charges to the district besides registration cost are meals. Director Welborn made the motion to pay for registration and meal expenses for Executive Director's required training. Director Williams seconded the motion. Motion carried.

**ITEM 9.**

**CONSIDER AND ACT ON AGREEMENT BETWEEN CITY OF ARANSAS PASS AND ARANSAS PASS MUNICIPAL DEVELOPMENT DISTRICT FOR SERVICES RELATED TO THE PROCUREMENT OF LAND FOR COMMUNITY CENTER PROJECT**

Executive Director stated this was the agreement that she received from the City so that the District can reimburse the City for a share of the appraisal and negotiator services for the land considered for purchase for the Civic Center. Executive Director stated she sent this agreement to the District's attorney and he added a provision that both entities would approve the contracts and that the pro-rata share would be based on the square footage of the buildings to be constructed. Executive Director also noted to the ACM that the appraisal for Roosevelt Stadium that was requested by the City from American Appraisers was excluded from this agreement since it only covered Blocks 287, 320 and 321. Discussion was held as to why the City would have Roosevelt Stadium appraised since they own it. Secretary Tringali made a motion to approve the agreement excluding the appraisal for the Roosevelt Stadium property. Director Boatman seconded. Motion carried.

**ITEM 10.**

**CONSIDER AND ACT ON REVISIONS TO PRELIMINARY CONCEPT DESIGN FROM WKMC ARCHITECTS ON COMMUNITY CENTER PROJECT**

Discussion was held on how the Board could reduce the square footage of the Civic Center. Executive Director stated that she had discussed with the architect that some of the reduction could probably come from the kitchen and mechanical rooms but as she stated at the last meeting with the City Council, she did not think it would be wise to reduce it by 5,000 square feet without doing some research to see what type of hall is needed for the small trade shows we are wanting to attract to the Civic Center in order to bring heads in beds for the hotels and motels since we will be using hotel/motel funds for a portion of the funding. Architect stated he needed direction from the Board on how much they wanted to reduce before he could move forward. It was decided that the Executive Director would do more research to find out what other Civic Centers have and what they see as a minimum amount of hall space needed to attract trade shows that would come to our community. Director Welborn made the motion to table action on this item until more research is completed. Vice President Comingore seconded. Motion carried.

**ITEM 11.**

**EXECUTIVE SESSION: THE BOARD HELD A CLOSED EXECUTIVE MEETING PURSUANT TO THE PROVISION OF CHAPTER 551, GOVERNMENT CODE, VERNON'S TEXAS CODES ANNOTATED, IN ACCORDANCE WITH THE AUTHORITY CONTAINED IN: A. SECTION 551.074, TO DELIBERATE THE APPOINTMENT, EMPLOYMENT, EVALUATION, REASSIGNMENT, DUTIES, DISCIPLINE, OR DISMISSAL OF EXECUTIVE DIRECTOR FOR THE ARANSAS PASS MUNICIPAL DEVELOPMENT DISTRICT**

**ITEM 12.**

**RECONVENE IN REGULAR MEETING AND CONSIDER AND ACT ON FINDINGS OF EXECUTIVE SESSION: A. SECTION 551.074, TO DELIBERATE THE APPOINTMENT, EMPLOYMENT, EVALUATION, REASSIGNMENT, DUTIES, DISCIPLINE, OR DISMISSAL OF**

**EXECUTIVE DIRECTOR FOR THE ARANSAS PASS MUNICIPAL  
DEVELOPMENT DISTRICT**

DIRECTOR Welborn stated the District had come to a time that it needed someone to handle the day to day affairs of the District and Mrs. Keller has been doing this now for 2 ½ years as a volunteer with no pay. Director Wellborn made a motion to approve an Executive Services Agreement with Debra Keller for approximately 30 hours per month for \$1,500.00 per month beginning April 1<sup>st</sup>. Director Boatman seconded. . Motion carried.

**ITEM 13.**

**CONSIDER AND ACT ON EXCUSED ABSENCES**

There were no requests for excused absences. Gretchen Black, ACM said she had received a phone call from Director Galvan that he was called away and would not be able to make the meeting.

**ITEM 14.**

**DIRECTOR'S REPORT**

Executive Director stated she would be trying to set up a trip to look at other Civic Centers for next Friday but would let the Board know if she made contact with the Civic Centers she wants to visit. Executive Director stated that the District now has a post office box, which is 2488 so she will be able to obtain mail there for the district. Executive Director introduced Barbara Hormann who would be taking and recording the minutes for the District since Ada was no longer able to assist the District in this capacity. Executive Director stated that Board members should contact her if they are unable to attend meetings or questions they would normally go to Ada for. Gretchen stated the city's website would be up and running soon and Executive Director asked that a page be dedicated for the District. The next meeting date was agreed as April 13<sup>th</sup>. Executive Director requested the Public Works Superintendent Darren Gurley obtain rack cards for advertising in the hotels and airport in Corpus Christi for the swimming pool. He presented a brochure made in house and said they would distribute those to the hotels in Corpus Christi. Executive Director stated the Texpool resolution to change signatures for new officers would be on the next agenda.

**ITEM 15.**

**CITIZEN'S COMMENTS**

Mr. Carl Lovett asked the Board to consider purchasing his property in Block 287 fronting Wheeler. He stated it appraised for \$168,000 and he would discount that price and sell it to the District for \$138,000. Discussion was held on the contract Mr. Lovett has for the large billboard sign on the property. Mr. Lovett stated he would provide a copy of the contract to the District to review. Executive Director stated she would include an item on the next agenda so the Board could consider Mr. Lovett's request.

**ITEM 16.**

**GENERAL DISCUSSION.**

None

**ITEM 17.**

**ADJOURNMENT OF MEETING**

Meeting was adjourned at 8:50 p.m.

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Don McTee, President

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Debra Keller, Executive Director

ATTEST:

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Barbara Hormann, Recording Secretary